



5,500 SF \pm OF WAREHOUSE SPACE

8869 CITATION ROAD | ESSEX, MARYLAND 21221

FOR
LEASE



PROPERTY OVERVIEW

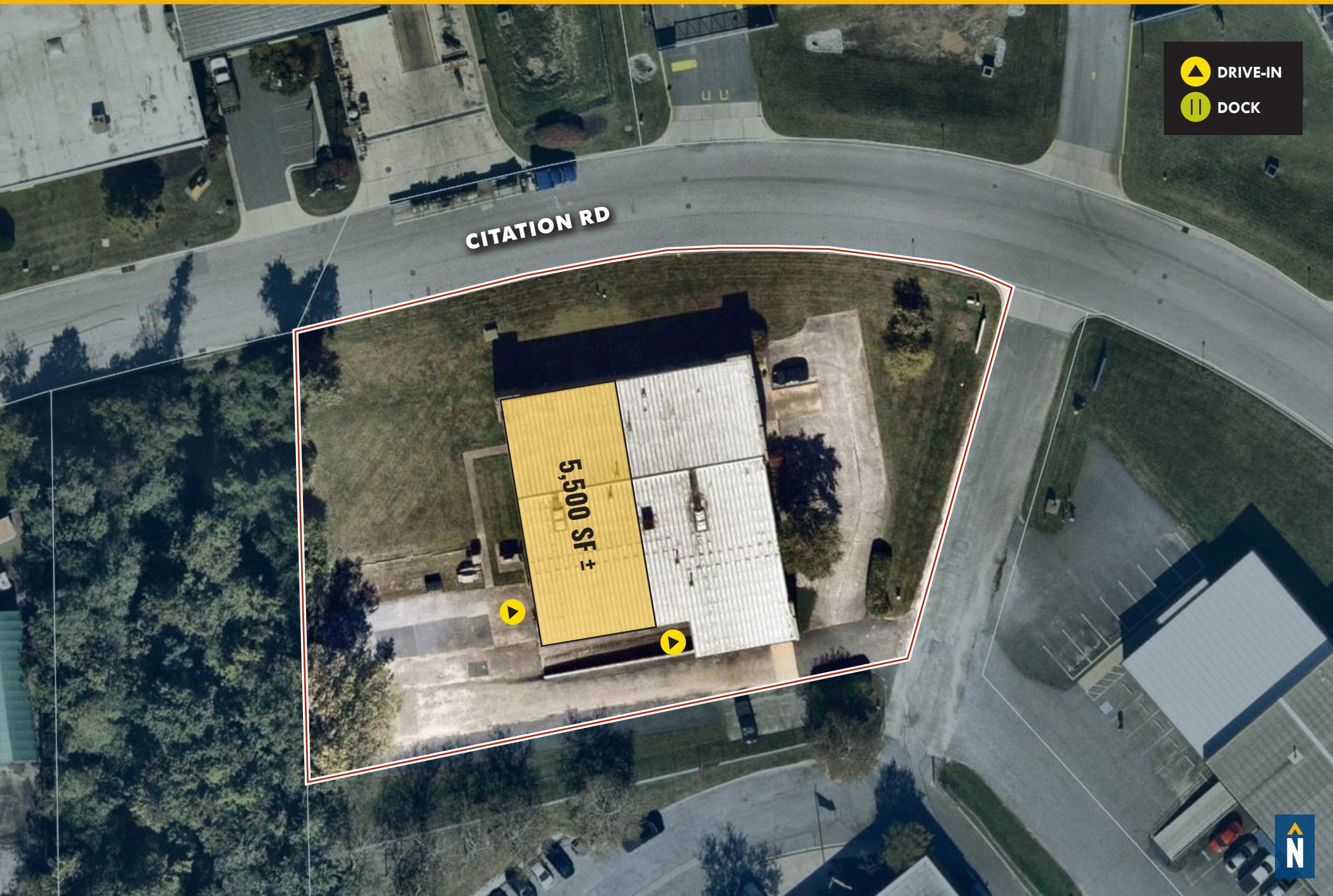
HIGHLIGHTS:

- 5,500 SF \pm of warehouse space
- One (1) drive-in door (12' w x 12' h)
- Fully conditioned
- Situated within Pulaski Industrial Park
- Easy access to Route 40, I-695 and I-95

AVAILABLE:	5,500 SF \pm
CLEAR HEIGHT:	15'-17' \pm
DRIVE-INS:	1 (12' W x 12' H)
POWER:	3-PHASE 208V, 200A
ZONING:	ML IM (MANUFACTURING, LIGHT) [INDUSTRIAL, MAJOR DISTRICT]
RENTAL RATE:	NEGOTIABLE



AERIAL



LOCAL BIRDSEYE



TRADE AREA

DRIVING DISTANCE TO:



0.7 MILES
2 MIN. DRIVE



1.2 MILES
4 MIN. DRIVE



2.5 MILES
5 MIN. DRIVE



11.3 MILES
14 MIN. DRIVE
(SEAGIRT
MARINE TERMINAL)



20.7 MILES
24 MIN. DRIVE

BALTIMORE, MD

8.6 MILES
20 MIN.

WASHINGTON, DC

49.6 MILES
55 MIN.

PHILADELPHIA, PA

94.9 MILES
1 HR. 30 MIN.

RICHMOND, VA

164.0 MILES
2 HRS. 30 MIN.



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